GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority – Change of Land Use from Open Space use to Residential use to an extent of 2484.5 Sq.Syds. in T.S.No.1196 of Waltair Ward, Visakhapatnam - Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 148 Dated: 11-04-2017
Read the following:-

1. From the Vice Chairman, VUDA, Visakhapatnam, Lr.Rc.No.353/2014/ L4, Dated:31.08.2015.
2. Government letter No.50779/H2/2015, Dated:23.12.2015.
3. From the Vice Chairman, VUDA, Visakhapatnam, Lr.Rc.No.353/ 2014 /L4, Dated:27.01.2016 & 13.03.2016.
4. Government letter No.50779/H2/2015-2, Dated:26.05.2016.
5. From the Vice Chairman, VUDA, Visakhapatnam, Lr.Rc.No.353/ 2014 / L4, Dated:21.07.2016.
6. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
7. Government Memo No.50779/H2/2015-3, Dt.07.09.2016.
8. Notification No.747, Dated:16.09.2016 published in Part-I of Andhra Pradesh Gazette.
9. From the Vice-Chairman, VUDA, Visakhapatnam, Lr.Rc.No.353/14/L4, Dated:06.03.2017.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 7th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.747, Part-I, Dated:16.09.2016. In the letter 9th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification no objections and suggestions were received from the public within the stipulated period and also informed that the applicant has paid an amount of Rs.2,92,402/- towards balance conversion charges vide VUDA receipt No.2377/2016-17, Dt.15.12.2016. One, Sri Srinivasa Reddy, Visakhapatnam has raised objection, as there is no substance and valid reason in the objection, VUDA has not taken into consideration of the objection and accordingly replied to the complainant. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Hyderabad.
The Vice Chairman,Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:

The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner,Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

[P.T.O.]

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 MA & UD (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site falling in T. Survey No.1196 of Waltair Ward (V), Visakhapatnam Urban (M), Visakhapatnam District, admeasuring an area of 2484.50 Sq. Yds. (2077.29 Sq. Mts.). The boundaries of which are given in the schedule below, which was earmarked for Recreational and Open space Use in Zonal Development Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential Use by variation of change of land use, which was shown in Visakhapatnam Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. The applicant shall hand over the land required for implementation of Master Plan Roads and other existing Public Utilities at free of cost through Gift Deed to GVMC.
3. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Vacant land in T.S.No.1196 of Waltair Ward(V), Visakhapatnam Urban(M), Visakhapatnam District

East :Existing 60’ Wide Road in T.S.No.1196 of Waltair Ward(V), Visakhapatnam Urban(M), Visakhapatnam District

South :Plot No.20 in T.S.No.1196 of Waltair Ward(V), Visakhapatnam Urban(M), Visakhapatnam District

West :Vacant Land in T.S.No.1196 of Waltair Ward (V), Visakhapatnam Urban(M), Visakhapatnam District

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER